

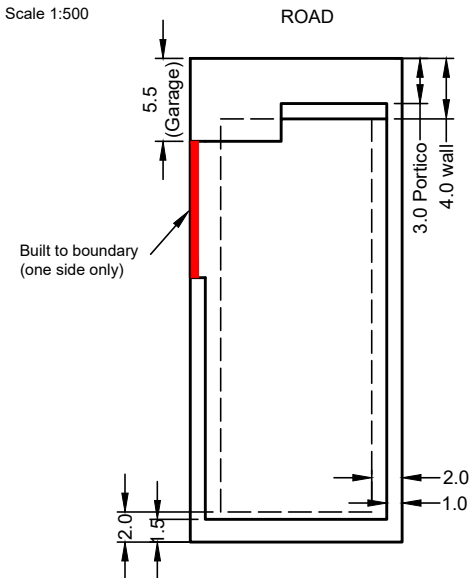
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

- Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
- An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
- Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
- Secondary frontage being the frontage with the longer dimension
- No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
- Lots 111-118 are subject to split level earthworks pads and split level building product.
- Built to boundary walls must be for non-habitable Class 10a parts to the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
- Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.
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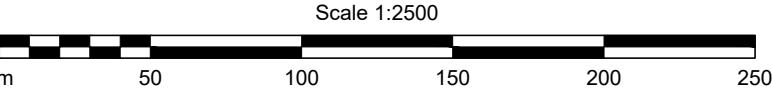
BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)



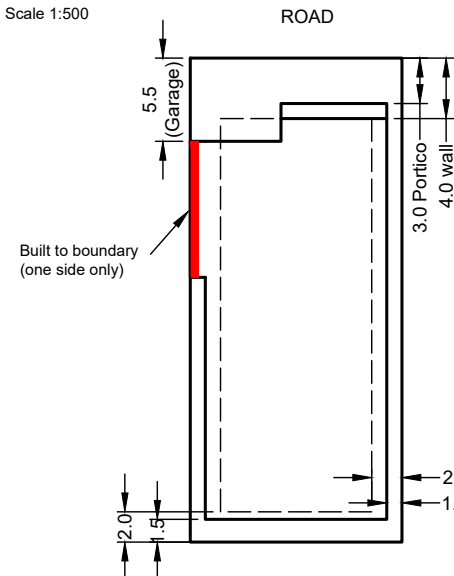
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary) (See alternative side boundary setbacks for lots 111-118)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

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- Siting variations for setbacks do not apply to Lot 121.

BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

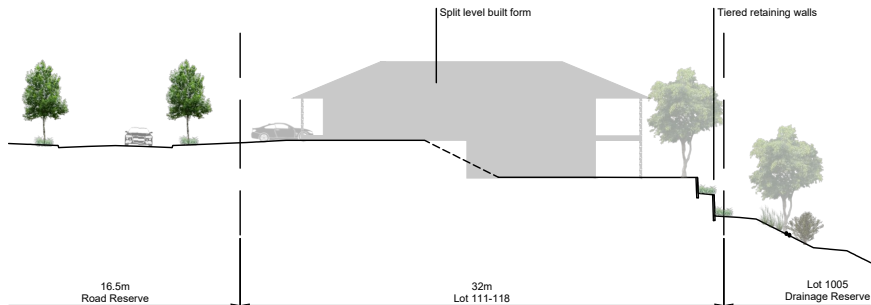
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- Built to Boundary Wall - Nominated Boundary
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Scale 1:1500



LOTS 111-118 TYPICAL SECTION

Scale 1:500

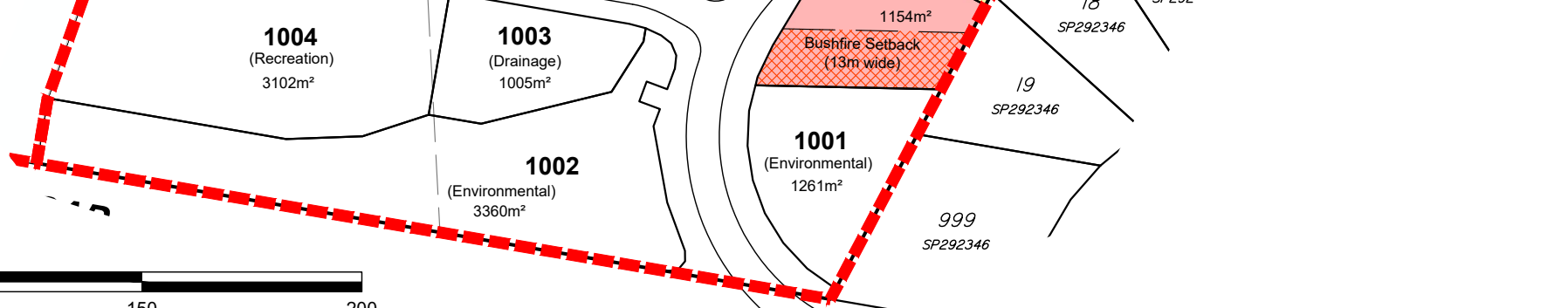


Typical section and potential built form outcome for lots 111-118 with split level building pads

LOTS 111-118 ALTERNATIVE SIDE BOUNDARY SETBACK

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks- Side (Non Built to Boundary)		
Lots 111-118	1m	1m
Southern side boundary of Lot 111	1m	1.5m
The Northern boundary of Lot 118 is a secondary frontage. Thus, such setbacks apply.		

STAGE 1



Sheet
2

of
6



NOTES:

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 - Dimensions shown are to the nearest decimeter.
- | | | | |
|-------|---|-----|------------|
| G | Lots 111-118 setback details added-Lot 121 excluded | HK | 16/05/2024 |
| F | Layout Updated | HK | 19/07/2023 |
| E | No access lines updated | HK | 03/11/2022 |
| D | Updating BTB wall locations | HK | 21/09/2022 |
| C | Update to Staging & BTB wall locations | HK | 14/09/2022 |
| B | Additional details added | DJR | 03/12/2020 |
| A | Original Issue | DJR | 16/11/2020 |
| Issue | Revision | Int | Date |

Title:

Plan of Development
Stage 1

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on RP173728)

Client: GALLERY HOMES

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1500
Comp File:			
Plan No:	171101_023_PRO		

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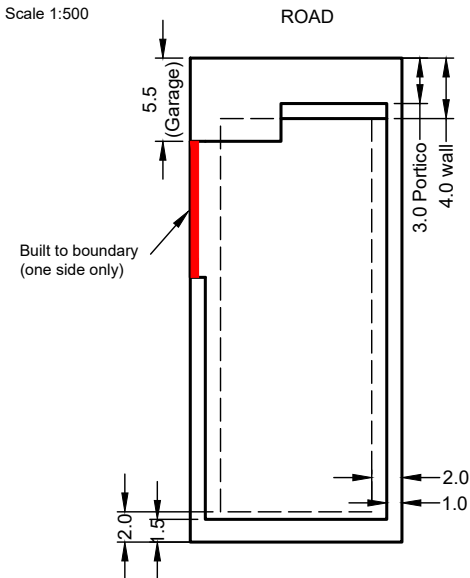
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

- Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
- An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
- Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
- Secondary frontage being the frontage with the longer dimension
- No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
- Lots 111-118 are subject to split level earthworks pads and split level building product.
- Built to boundary walls must be for non-habitable Class 10a parts to the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
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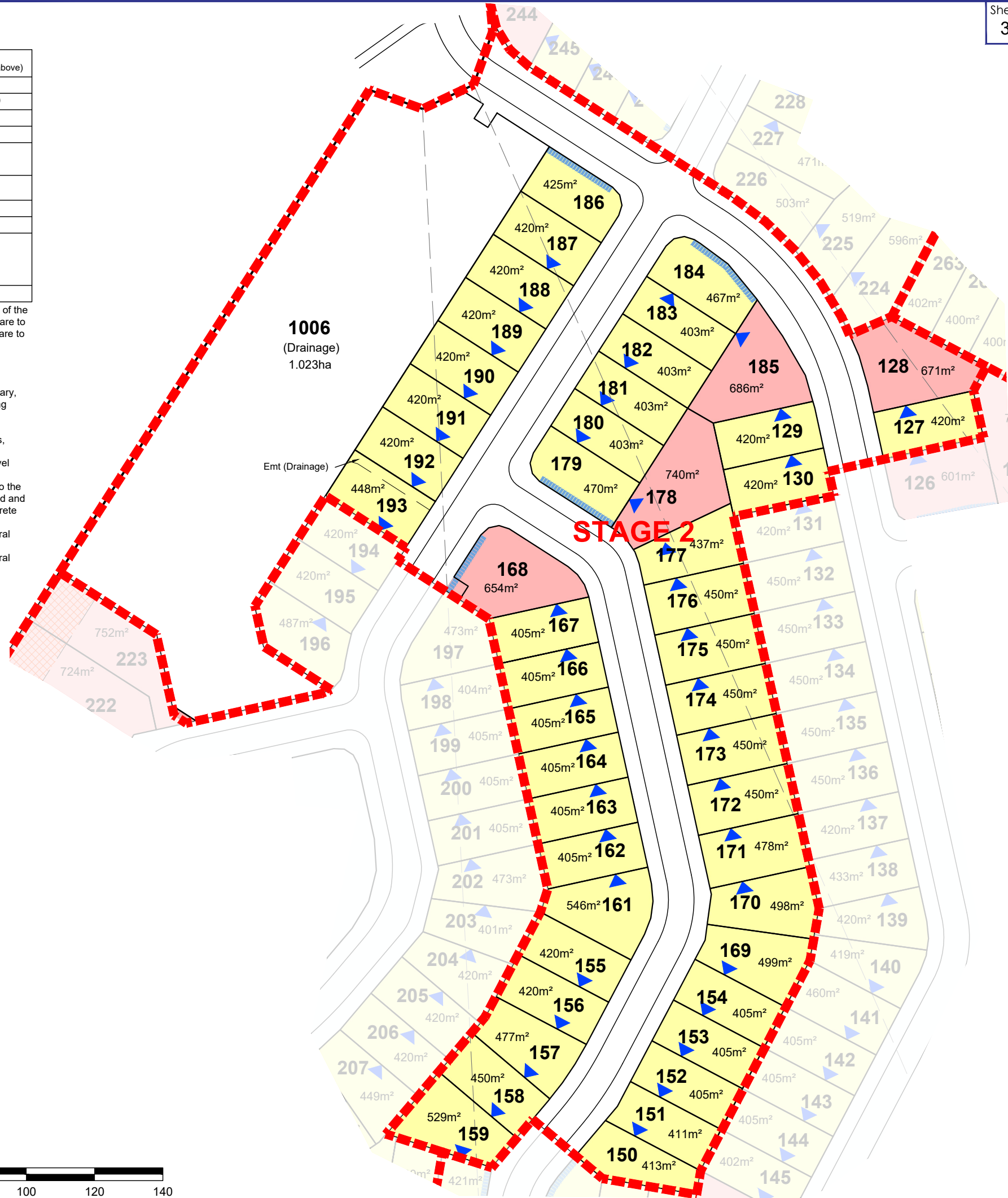
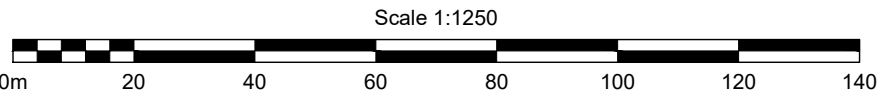
BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)



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G	Lots 111-118 setback details added-Lot 121 excluded	HK	16/05/2024
F	Layout Updated	HK	19/07/2023
E	No access lines updated	HK	03/11/2022
D	Updating BTB wall locations	HK	21/09/2022
C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:
**Plan of Development
Stage 2**
Courtney Drive, Upper Coomera
(Described as Lots 188-192 on
RP173728)

Client:	GALLERY HOMES		
Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	171101_023_PRO		

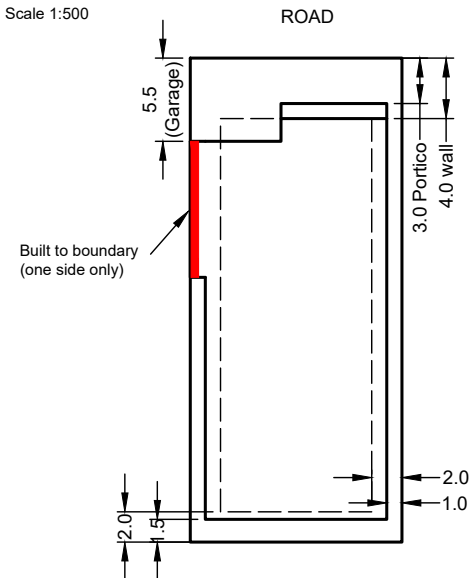
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
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Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

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4. Secondary frontage being the frontage with the longer dimension
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6. Lots 111-118 are subject to split level earthworks pads and split level building product.
7. Built to boundary walls must be for non-habitable Class 10a parts to the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
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BUILDING ENVELOPE DIAGRAM

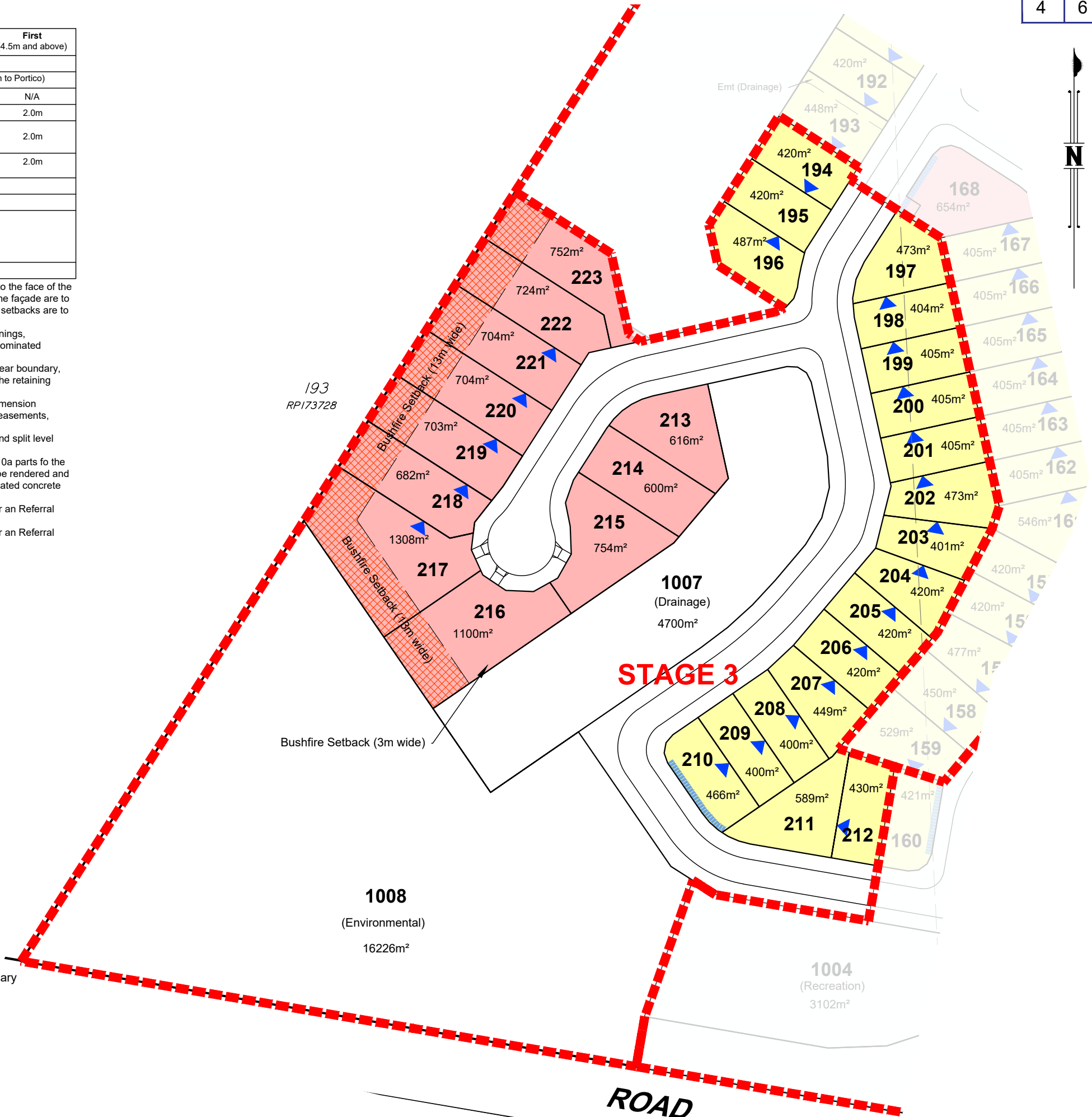
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LEGEND

- Built to Boundary Wall
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- Wall (Ground Level)
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- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
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Scale 1:1250



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F	Layout Updated	HK	19/07/2023
E	No access lines updated	HK	03/11/2022
D	Updating BTB wall locations	HK	21/09/2022
C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:
**Plan of Development
Stage 3**
Courtney Drive, Upper Coomera
(Described as Lots 188-192 on RP173728)

Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	171101_023_PRO		

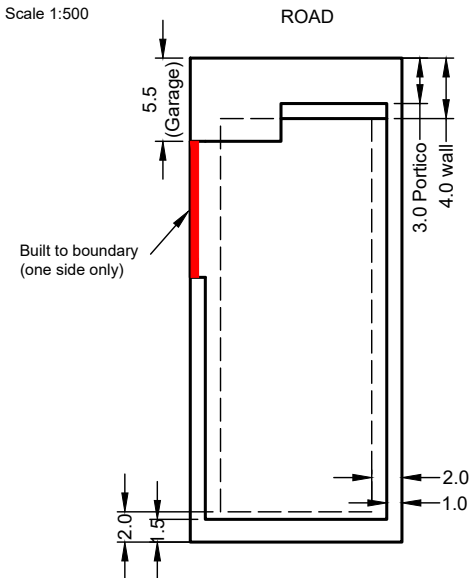
PLAN OF DEVELOPMENT

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Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
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Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

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BUILDING ENVELOPE DIAGRAM

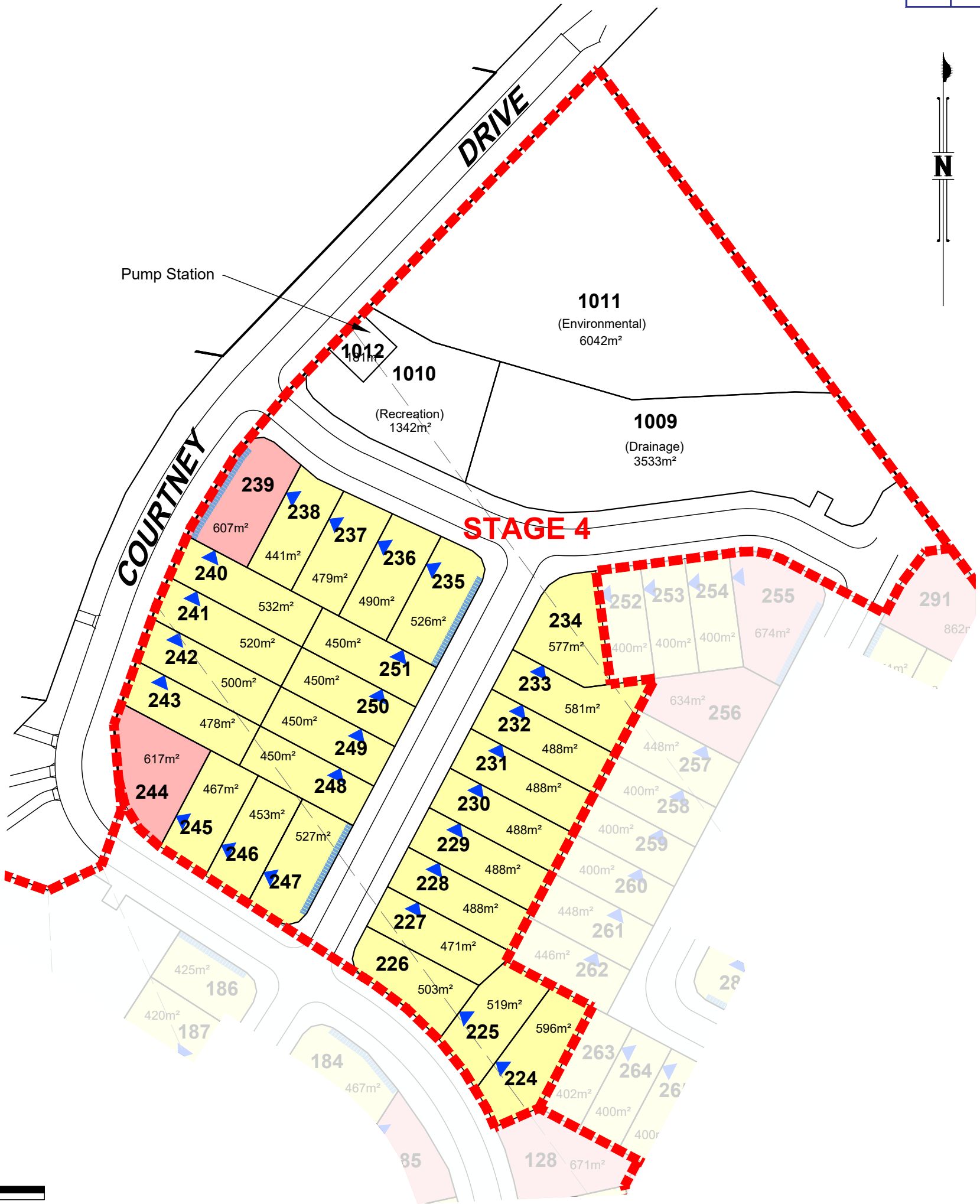
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LEGEND

- Built to Boundary Wall
- Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:1250



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C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:

Plan of Development
Stage 4

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on RP173728)

Client: GALLERY HOMES

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	171101_023_PRO		

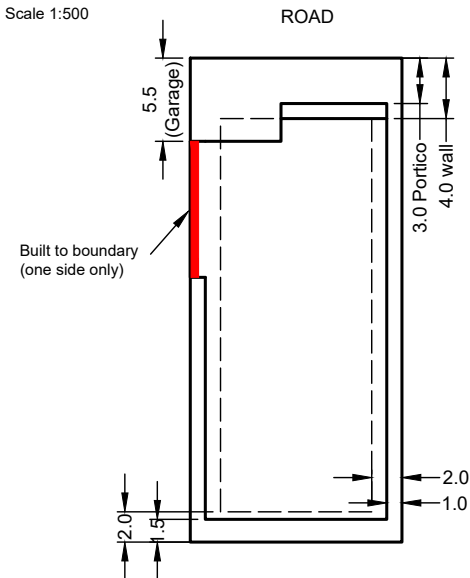
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Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

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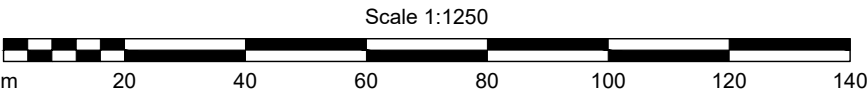
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LEGEND

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B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:
Plan of Development Stage 5
Courtney Drive, Upper Coomera
(Described as Lots 188-192 on RP173728)

Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	171101_023_PRO		